

041.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

256,200 / 256,200

USE VALUE:

256,200 / 256,200

ASSESSED:

256,200 / 256,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		RAWSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOUSING CORP OF ARLINGTON	
Owner 2:	
Owner 3:	
Street 1: 252 MASS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: CUSATO ROSE M/TRUSTEE -	
Owner 2: RAWSON ROAD REALTY TRUST -	
Street 1: 10 STRAWBERRY LANE	
Twn/City: WOBURN	

St/Prov: MA	Cntry
Postal: 01801	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2995 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
5/28/2013	739
	New Wind
	2,450 C

ACTIVITY INFORMATION	
Date	Result
11/10/2018	MEAS&NOTICE
4/30/2014	External Ins
6/19/2013	Info Fm Prmt
4/21/2009	Measured
1/4/2001	Other Change
4/15/2000	Missed Appt.
2/28/2000	Measured
11/1/1981	KM

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
114	Housing Corp
4500	Sq. Ft.
Site	
0	80.
1.23	1

Depth / PriceUnits	No of Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp	4500	Sq. Ft.	Site	0	80.	1.23	1									443,999						444,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	0.000	128,100		128,100	256,200		27848
Total Card	0.000	128,100		128,100	256,200	Entered Lot Size	GIS Ref
Total Parcel	0.000	128,100		128,100	256,200	Total Land:	GIS Ref
Source:	OverRide			Total Value per SQ unit /Card:	85.56	/Parcel: 85.56	Insp Date
							11/10/18



## USER DEFINED

Prior Id # 1:	27848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:01:55
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average																														
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																														
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:																														
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating:																														
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																														
Sec Wall: 1	%			OthrFix: 1	Rating:																														
Roof Struct: 2	- Hip																																		
Roof Cover: 1	- Asphalt Shgl			<b>OTHER FEATURES</b>																															
Color: BEIGE				Kits: 2	Rating: Average																														
View / Desir:				A Kits: 1	Rating:																														
<b>GENERAL INFORMATION</b>				Fpl: 1	Rating:																														
Grade: C	- Average			WSFlue: 1	Rating:																														
Year Blt: 1923	Eff Yr Blt:																																		
Alt LUC:	Alt %:																																		
Jurisdict:	Fact: .																																		
Const Mod:																																			
Lump Sum Adj:																																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																							
Avg Ht/FL: STD				Location:				Exterior:	No Unit RMS BRS FL																										
Prim Int Wal: 2	- Plaster			Total Units:				Interior:	2 5 2																										
Sec Int Wall: 1	%			Floor:				Additions:																											
Partition: T	- Typical			% Own:				Kitchen:																											
Prim Floors: 3	- Hardwood			Name:				Baths:																											
Sec Floors: 1	%			Total:	86.2 %			Plumbing:																											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:																											
Subfloor:				<table border="1"> <tr><td>Basic \$ / SQ:</td><td>180.00</td></tr> <tr><td>Size Adj.:</td><td>1.09062099</td></tr> <tr><td>Const Adj.:</td><td>0.98980200</td></tr> <tr><td>Adj \$ / SQ:</td><td>194.310</td></tr> <tr><td>Other Features:</td><td>101500</td></tr> <tr><td>Grade Factor:</td><td>1.00</td></tr> <tr><td>NBHD Inf:</td><td>1.00000000</td></tr> <tr><td>NBHD Mod:</td><td></td></tr> <tr><td>LUC Factor:</td><td>1.00</td></tr> <tr><td>Adj Total:</td><td>669207</td></tr> <tr><td>Depreciation:</td><td>576856</td></tr> <tr><td>Depreciated Total:</td><td>92351</td></tr> </table>				Basic \$ / SQ:	180.00	Size Adj.:	1.09062099	Const Adj.:	0.98980200	Adj \$ / SQ:	194.310	Other Features:	101500	Grade Factor:	1.00	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	669207	Depreciation:	576856	Depreciated Total:	92351	Heating:			
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Depreciated Total:	92351																																		
Bsmnt Gar:				<b>COMPARABLE SALES</b>				General:	Totals																										
Electric: 3	- Typical			Rate	Parcel ID	Typ	Date	Sale Price			2	10	4																						
Insulation: 2	- Typical																																		
Int vs Ext: S																																			
Heat Fuel: 1	- Oil																																		
Heat Type: 5	- Steam																																		
# Heat Sys: 2																																			
% Heated: 100																																			
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.0-0002-0014.0																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
3	Garage	D	Y	1	21X20	A	AV	1923	20.95	T	40	114			5,300		5,300																		
More: N	Total Yard Items:	5,300		Total Special Features:					Total:			5,300		<b>IMAGE</b>																					